



LLANSA, MAIN ROAD, FISHBOURNE

STRIDE & SON

Established 1890

LLANSA, MAIN ROAD, FISHBOURNE, PO18 8AX

PRICE GUIDE: £499,000 FREEHOLD

A spacious and well-presented 4-bedroom detached family house of character, situated in the much sought-after Harbour village of Fishbourne only about 1.5 miles to the west of Chichester city centre.



## GROUND FLOOR:

SPACIOUS ENTRANCE HALL

CLOAKROOM

LARGE SITTING ROOM WITH FIREPLACE

KITCHEN/DINING ROOM WITH VAULTED CEILING

BEDROOM 3/RECEPTION ROOM

## FIRST FLOOR:

PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM/WC

2 FURTHER BEDROOMS

FAMILY BATHROOM/WC

## OUTSIDE:

EXTENSIVE GRAVELLED FRONTAGE

PARKING FOR SEVERAL CARS

MAINLY PAVED REAR GARDEN



## DESCRIPTION:

Offering approximately 1,560 sq.ft. of accommodation, Llansa is a well-proportioned 4-bedroom detached older family house of character.

Acquired by the current owner in 2004, the property has been modernised and much improved since and now benefits from well-presented rooms with a spacious and airy atmosphere arranged over two floors, many with beamed ceilings. On the ground floor, a welcoming and generously sized entrance hall with cloakroom off leads to a large sitting room with feature brick fireplace and log burner. This floor also boasts a further reception room or 3rd double bedroom and an impressive double aspect kitchen/dining room with vaulted ceiling and doors leading onto the rear garden. On the first floor, there are three bedrooms and a stylish family bathroom/WC with freestanding bath, the principal bedroom being also complemented by a modern ensuite shower room/WC. The property further benefits from gas central and UPVC double glazing.

Outside, an extensive gravelled frontage provides off-street parking for several vehicles, whilst gated access to the side of the house leads to a nicely enclosed, mainly paved and fairly 'low-maintenance' rear garden.



## LOCATION:

Fishbourne village is just a short distance west of Chichester City Centre and offers a good range of leisure amenities, including tennis courts, bowling club, and a cricket pitch, as well as the popular village club with bar. There is both a pre-school and primary school (Ofsted rated as Good) and the house is within the catchment for the popular Bishop Luffa school.

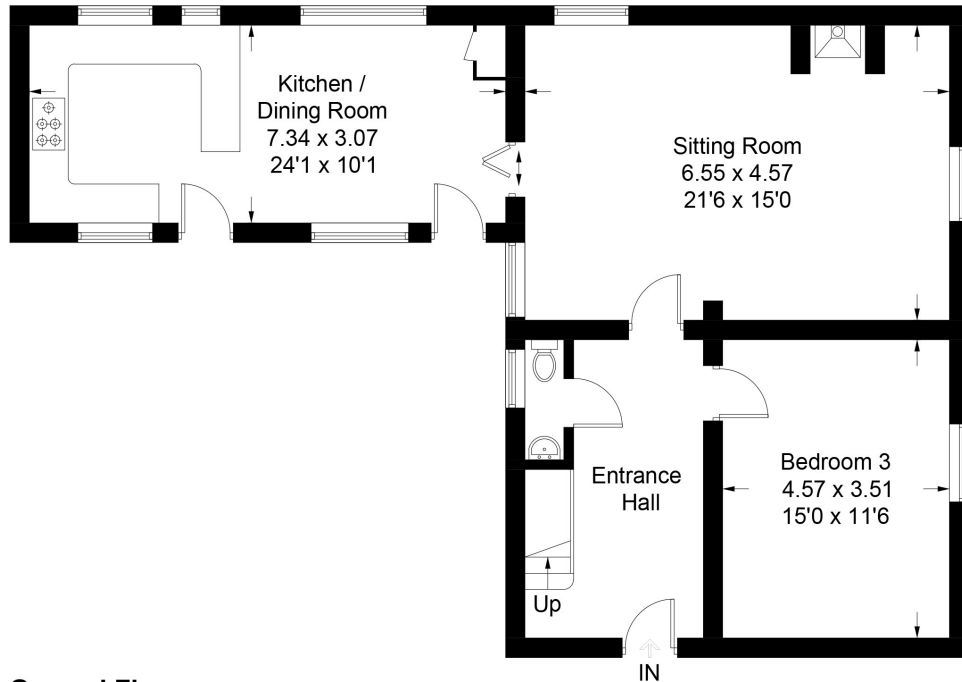
Chichester offers a wide range of cultural, leisure and shopping facilities, including the Festival Theatre and Pallant House Gallery, whilst the Goodwood Estate to the north hosts horse racing events as well as the Festival of Speed and Revival Meetings. Water sports and sailing may be enjoyed from several centres around Chichester Harbour, with nearby Bosham being home to a popular sailing club. There is a railway halt in the village with the mainline station at Chichester being easily accessible, providing services along the south coast, to London Victoria via Gatwick and to London Waterloo via Havant. By road, the A27 provides access to the A3(M) and on to the M25, linking major road networks.



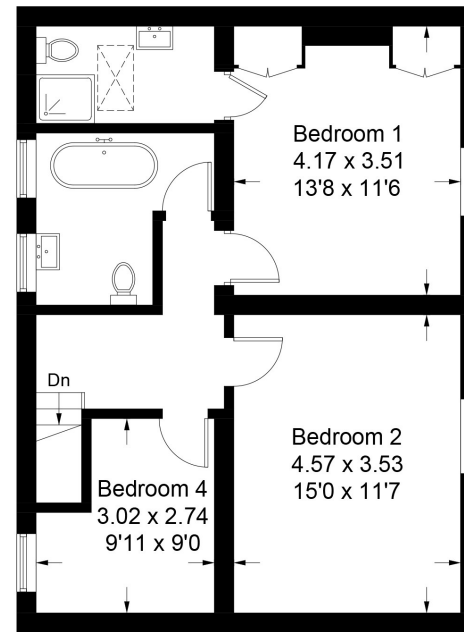
# Llansa, Main Road, Fishbourne, PO18 8AX

Approximate Gross Internal Area = 144.9 sq m / 1560 sq ft

Produced for Stride & Son Estate Agent.



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2022. (ID886970)

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Southdown House, St. John's Street, Chichester, PO19 1XQ

Tel: 01243 782626 Fax: 01243 786713

SERVICES: All main

LOCAL AUTHORITY: Chichester District Council, East Pallant House, Chichester,

Tel: 01243 785166

Council Tax Band—Band E.

Energy Rating—D

## DIRECTIONS:

From the A27 Chichester bypass, exit onto the A259/Fishbourne Road West and follow the road for approximately 1 ¼ miles where the property will be found on the right-hand side of the road.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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